Karen Johnson Davidson County
Batch# 360513 DEEDWARR
02/19/2020 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200219-0018644

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11.8.2021
(AFFIX SEAL)

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV.8, 2021

W-SB-RR-20-323

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Miguel Ismalej Enriquez	New Owner	
(NAME)	(NAME)	**052-02-0-234.00**
323 Hillcrest Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLUE SUMMIT PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIGUEL ISMALEJ ENRIQUEZ and Ana M. Alvarado, husband and wife,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the map of Rainbow Terrace Subdivision, Section IV, not of record, and described as follows:

Beginning at a point on the Easterly margin of Hillcrest Drive, the common corner of Lots 17 & 18; thence with the line between said lots Easterly 405.5 feet to a point; thence Southerly 112.1 feet to a point; thence Westerly 398.8 feet to the Easterly margin of Hillcrest Drive; thence with the margin of Northerly 112 feet to the beginning.

Being the same property conveyed to Blue Summit Properties, LLC by Warranty Deed from Carolyn Jean Evans, an unmarried woman of record in Instrument No. 20190507-0042788 Register's Office for Davidson County, Tennessee, dated May 06, 2019 and recorded on May 07, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Preliminary Plat of Rainbow Terrace Subdivision, Section IV, not of record.
- Restrictions of record in Book 2139, Page 472, in the Register's Office for Davidson County, Tennessee.
- TVA Transmission Line Easement of record in Book 1149, Page 529 and Book 1163, Page 587, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **323 Hillcrest Drive, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 14th DAY OF FEBRUARY, 2020.

Blue Summit Properties, LLC

BY: Stacy Buzako
Stacy Buzako
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACY BUZAKO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BLUE SUMMIT PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of February, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212